

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1095	Issue Date: OCT 16 2002	CBL: 016 D012001
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Location of Construction: 85 St Lawrence St	Owner Name: Coose Christopher &	Owner Address: 87 St Lawrence St #1	Phone: 207-780-0738
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Multi Family	Zone: R-4

Past Use: Multi Family / with office and home occupation.	Proposed Use: <i>with Home occupation</i> Three Family / Replacement of wooden fire escape with similiar structure, upgraded to meet code. <i>ok per microfiche</i>	Permit Fee: \$88.00	Cost of Work: \$2,500.00	CEO District: 1
Proposed Project Description: Replacement of wooden fire escape.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>53</i> <i>11/1/02</i> Signature: <i>[Signature]</i>		
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>		
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
	Signature: _____ Date: _____			

Permit Taken By: gg	Date Applied For: 09/24/2002	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/10/02</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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Closed

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

~~02 1096~~
02 1095

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

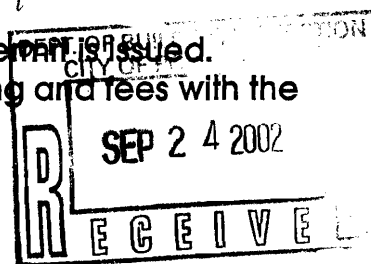
Location/Address of Construction: <u>87 St Lawrence St</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>016</u> Block# <u>D</u> Lot# <u>012</u>	Owner: <u>Christopher Coose</u> <u>Lisa Silverman</u>	Telephone: <u>780-0738</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CHRISTOPHER COOSE</u> <u>87 St Lawrence St</u> <u>04101 780-0738</u>	Cost Of Work: <u>\$2,500.00</u> Fee: \$ <u>44.00</u>
Current use: <u>3 family / w office / home occupation</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Replacement of wooden fire escape w/ similar</u>		
Project description: <u>structure, upgraded to meet current code</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready:	<u>Chris Coose</u>	<u>will be back in town 10/6/02</u>
Mailing address:	<u>87 St Lawrence St</u> <u>Portland ME 04101</u>	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>780-0738</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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Signature of applicant: <u>Christopher Coose</u>	Date: <u>9/24/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Application ID Number: 2-1095

Delete Save Close

Department: Building

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments:

Approval Date: 10/11/2002

Given On Date: 10/11/2002

OK to Issue Permit Name: Mike Nugent Date: 10/11/2002 Date 2:

Conditions Section: Add New Condition From Add New Condition Delete Condition

New Sonor tubes must be 8" thick and 4 feet in depth.
Risers must be solid. Must comply with Fire escape standards in Section 1025. Of the Building Code

Create Date: 09/25/2002 By gg Update Date: 10/11/2002 By mjn

Application ID Number: 2-1095

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 85 - 87 St Lawrence St - Says this is a 3 unit with a home occupation - the microfiche shows it to be a 4 unit with a H.O. - Left message with owner to question before I issue permit
10/8/02 Owner says that it is a 4 unit with a home

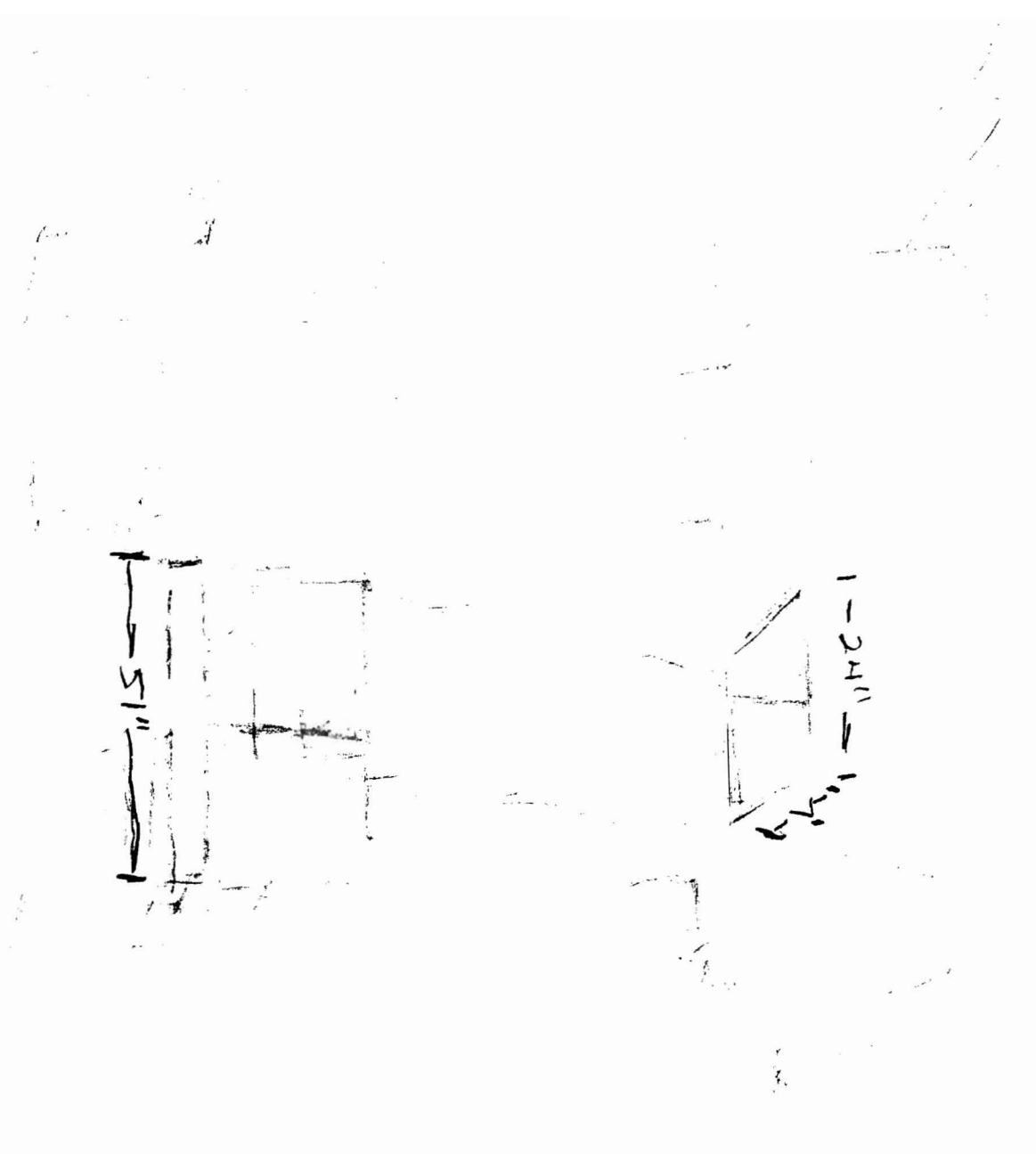
Approval Date: 10/08/2002

Given On Date: 09/25/2002

OK to Issue Permit Name: Marge Schmuckal Date: 09/26/2002 Date 2:

Conditions Section:
This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
To be located within the existing footprint unless the minimum Building Code and Fire Codes are required to be met.

Create Date: 09/25/2002 By: gg Update Date: 10/08/2002 By: mes



- NO Change in existing Foot print

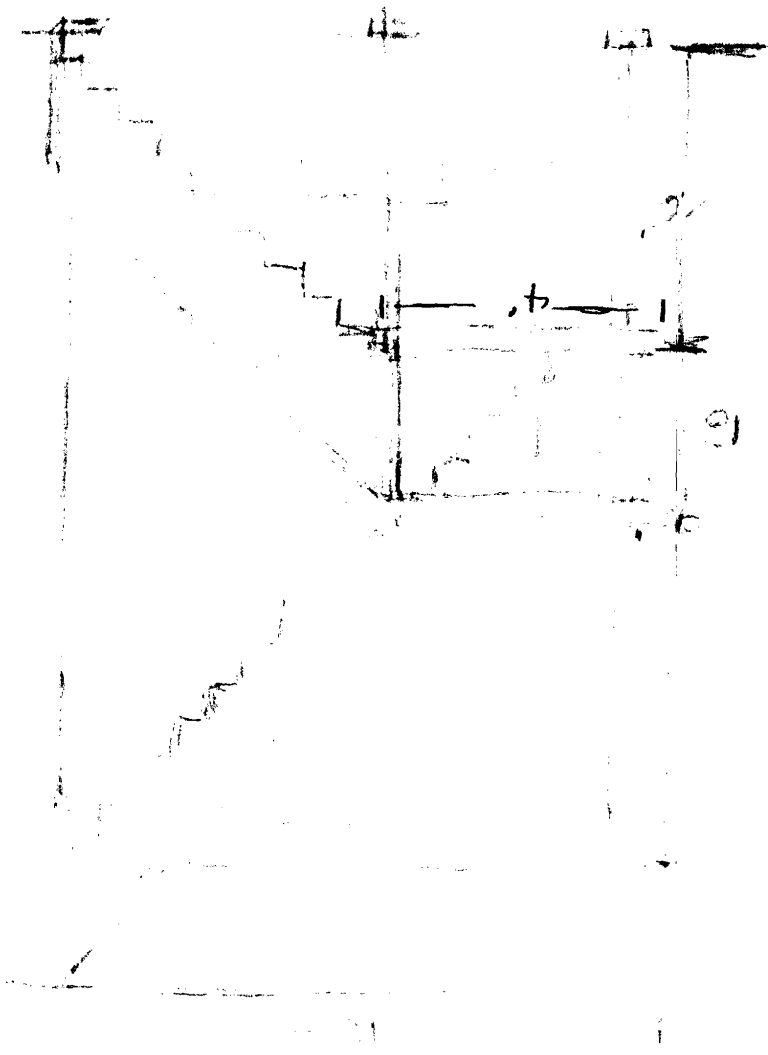
- Area of the site is 1000 sq. m.

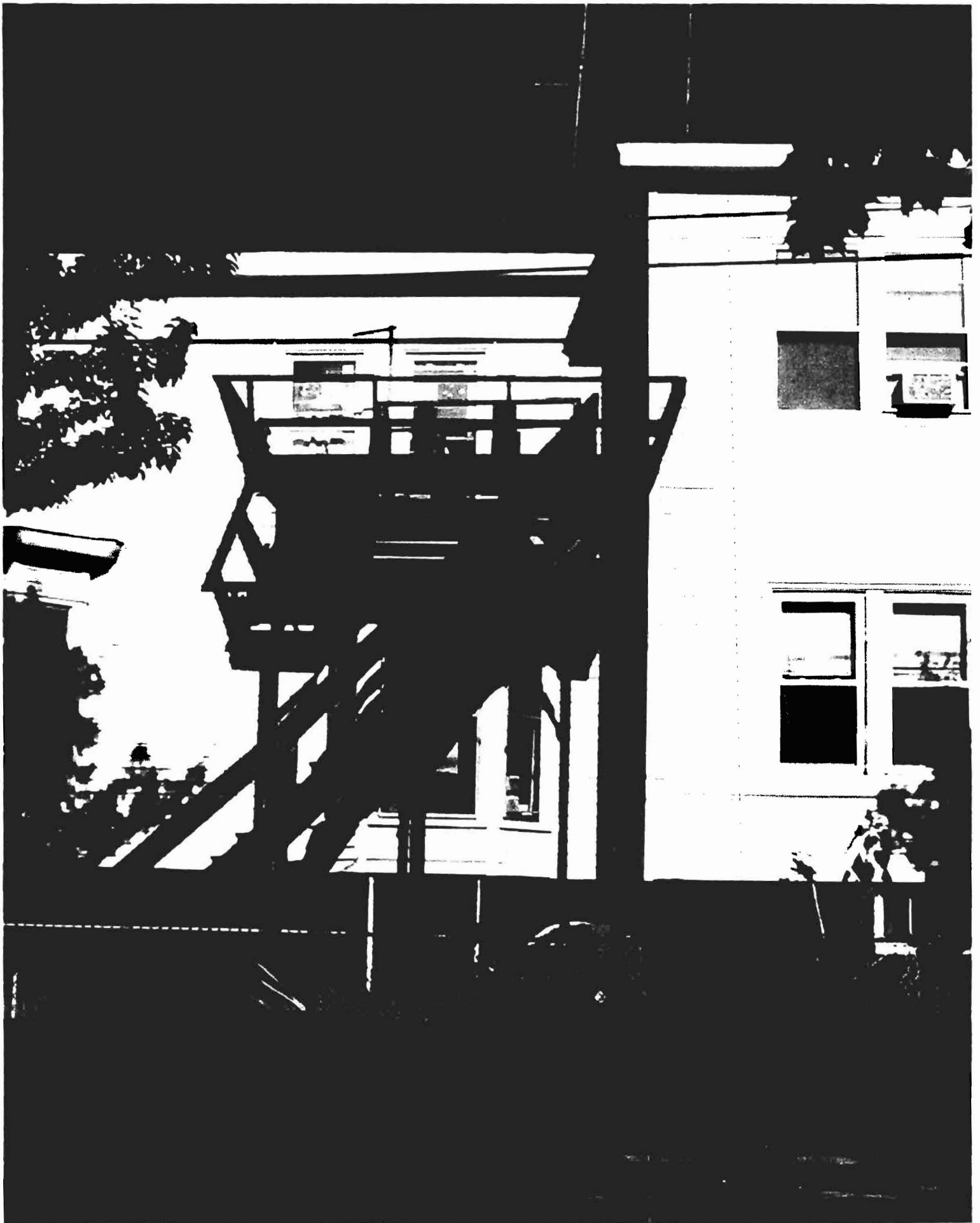
- 8 CRIP 8" ROAD

- 1000 sq. m. of area

- Plot is 40 x 25 m.

- Total and detailed plan is attached.







BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

 Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

 Footing/Building Location Inspection: Prior to pouring concrete

 Re-Bar Schedule Inspection: Prior to pouring concrete

 Foundation Inspection: Prior to placing ANY backfill

 Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

 Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

 CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 016 2012 Building Permit #: 021095

#3

Renovate interior 2nd floor of the same apartment.

- Remove bearing partition between kitchen + living room.
- Move sink + stove appliances to expand kitchen space into living room.
- Add 3 interior doors (1 single + 1 pair French doors)
- Remove nonbearing partition separating closet from 3rd floor access hallway to extend hallway
- Tear out existing bathroom to renovate + insulate. Fixtures shall be replaced as in existing plan.
- Windows remain as is. Interior walls may be redone to facilitate insulating + electrical upgrades.

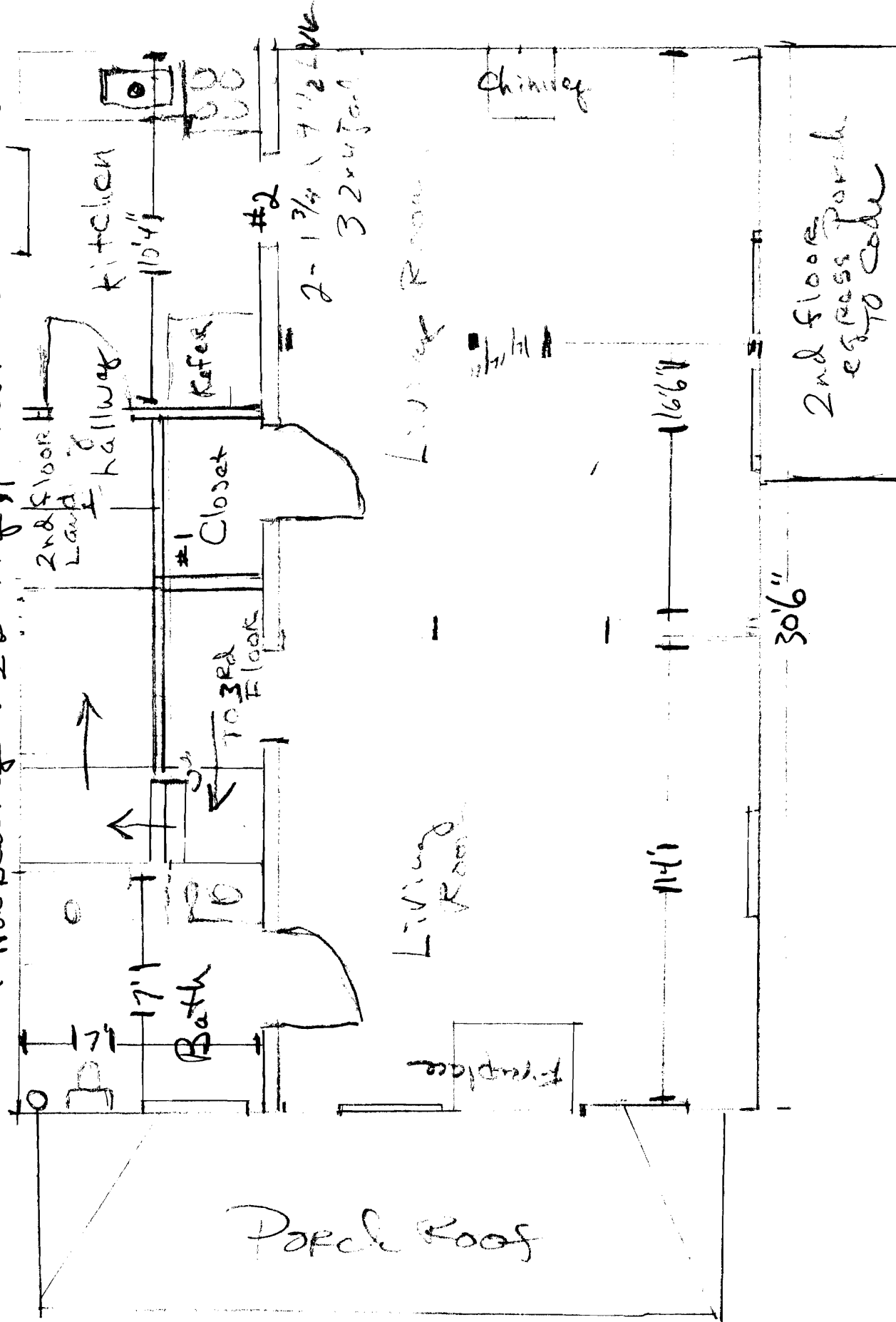
2nd Floor Plan as it exists
Floor Framing similar to 3rd Floor Plan

Pack #3

Drawing #1

Positions to be
Removed

#1 Non Bearing #2 Bearing, Posted to cellar floor

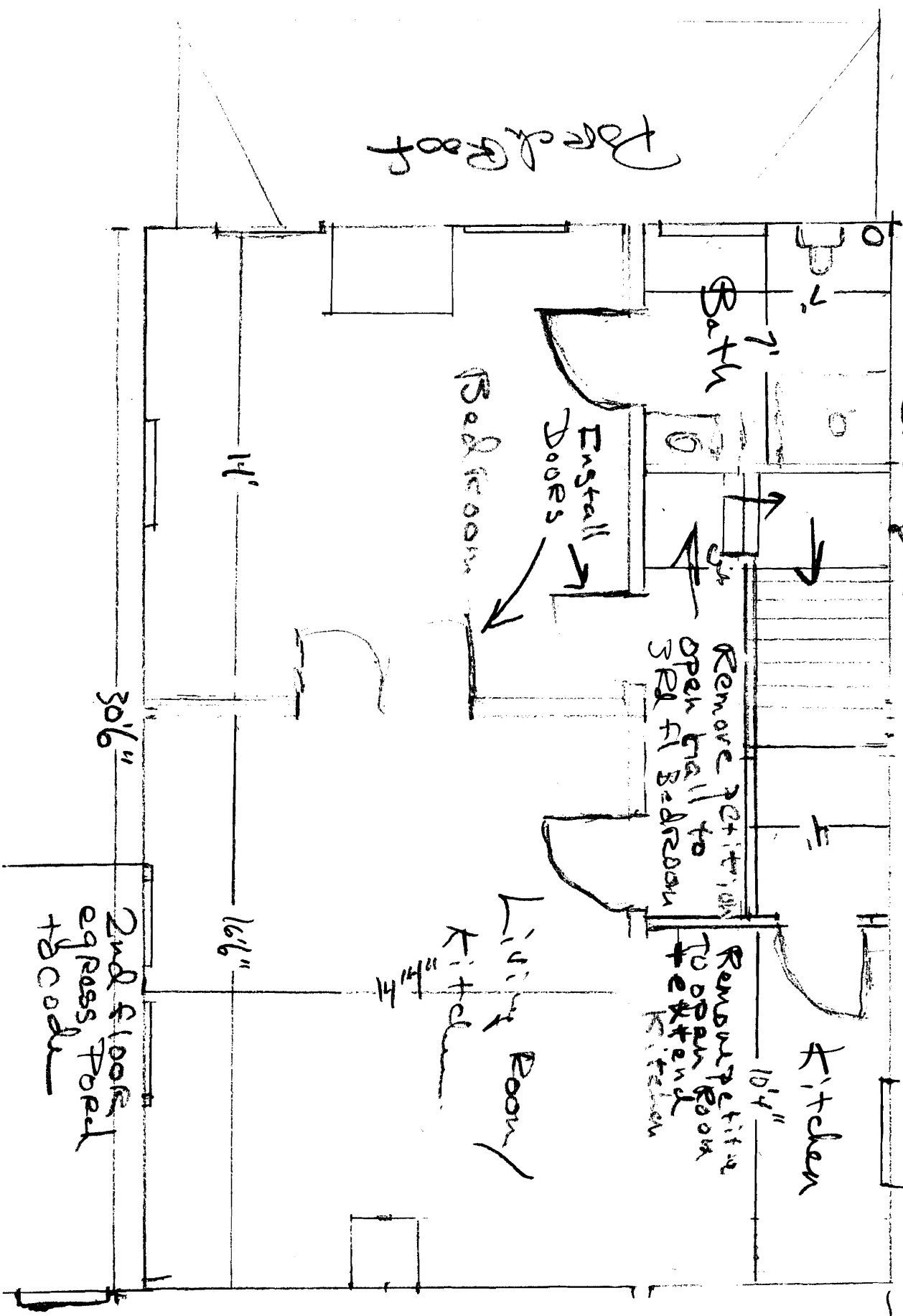


2nd floor egress Panel
egress code

1/4" = 1'

2nd Floor Plans w/ Changes Drawings #2

Install 3 new doors
 Remove partition between kitchen + living room.
 Install Laminated Beam in place of partition.
 Move kitchen fixtures further along NE wall.
 Bathroom to be stripped + rebuilt. No fixture change.



Part of Roof

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 016 D012001
Location 85 ST LAWRENCE ST
Land Use FOUR FAMILY

Owner Address COOSE CHRISTOPHER & LISA SILVERMAN JTS
 87 ST LAWRENCE ST # 1
 PORTLAND ME 04101

Book/Page 12732/50
Legal 16-D-12
 ST LAWRENCE ST 85-87
 MONUMENT ST 31-37
 4071 SF

50% lot coverage.
 2035.50

Current Assessed Valuation

Land	Building	Total
\$109,100	\$258,500	\$367,600

Property Information

Year Built 1854	Style Old Style	Story Height 2	Sq. Ft. 3912	Total Acres 0.093
Bedrooms 6	Full Baths 4	Half Baths	Total Rooms 12	Attic Part Finsh
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 09/01/1996	Type LAND + BLDING	Price \$131,500	Book/Page 12732-050
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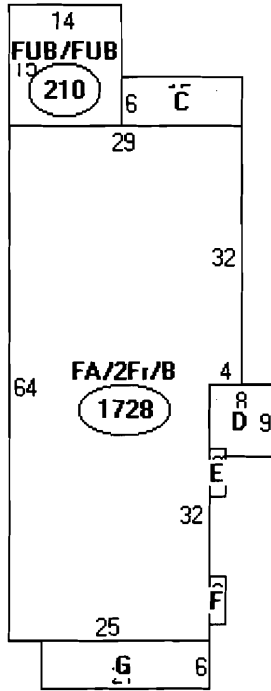
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area

- A: FA/2Fr/B
1728 sqft
- B: FUB/FUB
210 sqft
- C: OP/OP
90 sqft
- D: WD
72 sqft
- E: FBAY/B
12 sqft
- F: FBAY/B
12 sqft
- G: OPF
126 sqft

= 2250 ϕ

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-1012	Issue Date: Aug 22 2001	CBL: 016 D012001
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Location of Construction: 85 St Lawrence St	Owner Name: Coose Christopher &	Owner Address: 87 St Lawrence St # 5	Phone: 207-780-0738
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Res./ Multi. Fam.	Proposed Use: Same: Repairs to Front Porch. To include Stairs, Hand and Guard Rails, Flooring, and Framing.	Permit Fee: \$30.00	Cost of Work: \$650.00	CEO District: 1
<i>Legal 4 units</i>	<i>NO change allowed with permit</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> PERMIT ISSUED WITH REQUIREMENTS	

Proposed Project Description: Repairs to Front Porch. To include Stairs, Hand and Guard Rails, Flooring, and Framing. <i>not to increase the existing footprint</i>	Signature: <i>DM7</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: cih	Date Applied For: 08/16/2001	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>8/21/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

permit 01-1012

- 20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- * 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements. *Not to increase the existing footprint*
- * 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- * 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- * 38. Care shall be taken during reconstruction not to block means of egress.

39 TO Remain 4 dwelling units. This is not an allowance to increase the number of dwelling units. No additional kitchen facilities shall be allowed.

[Signature]
 Samuel Hodges, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager
[Signature]

PSH 10/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

Location of Construction: 87 St Lawrence St	Owner: Christopher Coose & Lisa Silverman	Phone: 828-0992						
Owner Address: 87 St Lawrence St- Ptd MF	Lessee/Buyer's Name: 04101	BusinessName:						
Contractor Name:	Address:	Phone:						
Past Use: 4 apt units	Proposed Use: same w/1 unit w/ prof. ofc.	<table border="1"> <tr> <td>COST OF WORK: \$</td> <td>PERMIT FEE: \$ 25.00</td> </tr> <tr> <td>FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</td> <td>INSPECTION: Use Group: Type:</td> </tr> <tr> <td>Signature: <i>[Signature]</i></td> <td>Signature: <i>[Signature]</i></td> </tr> </table>	COST OF WORK: \$	PERMIT FEE: \$ 25.00	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
COST OF WORK: \$	PERMIT FEE: \$ 25.00							
FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:							
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>							
Proposed Project Description: Conditional Use Appeal - professional office in residence	<table border="1"> <tr> <td>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</td> <td></td> </tr> <tr> <td>Action:</td> <td> <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied </td> </tr> <tr> <td>Signature:</td> <td>Date:</td> </tr> </table>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature:	Date:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)								
Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied							
Signature:	Date:							

Permit No: **970314**

PERMIT ISSUED

Permit Issued:
APR 17 1997

CITY OF PORTLAND

Zone: *[Handwritten]* CBL: *[Handwritten]*

Zoning Approval:
[Handwritten Signature]

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm C

Fee: \$50

Permit Taken By: *L Chase* Date Applied For: *2/25/97*

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved *3/20/97*
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

APPEAL SUSTAINED *3/20/97*

mail to owner

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit *09ARR 97-ROUTED*

[Signature] *37 St Lawrence St* *2/25/97* *828-0992 (w)*
 SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

Action:

Approved
 Approved with Conditions
 Denied

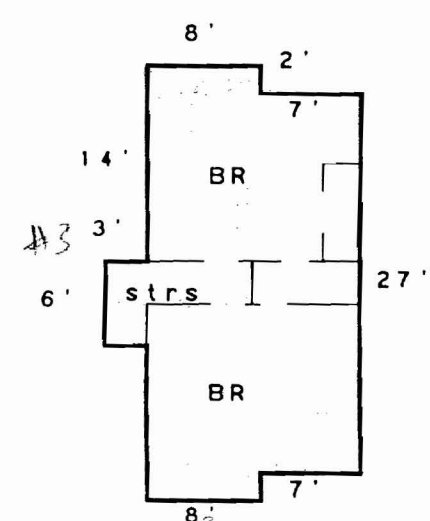
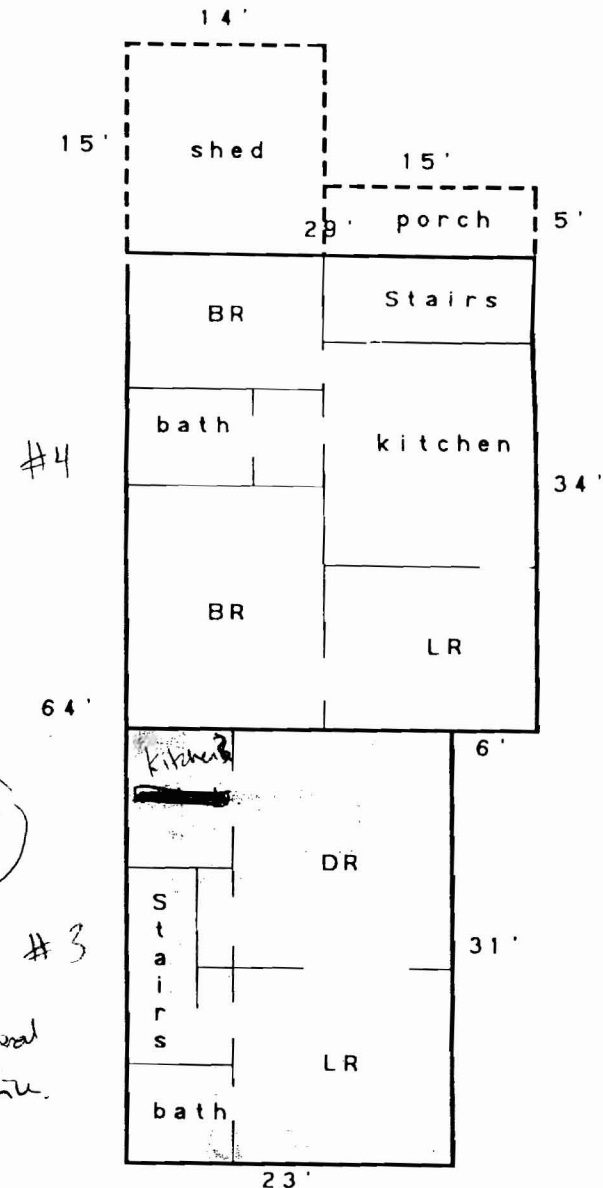
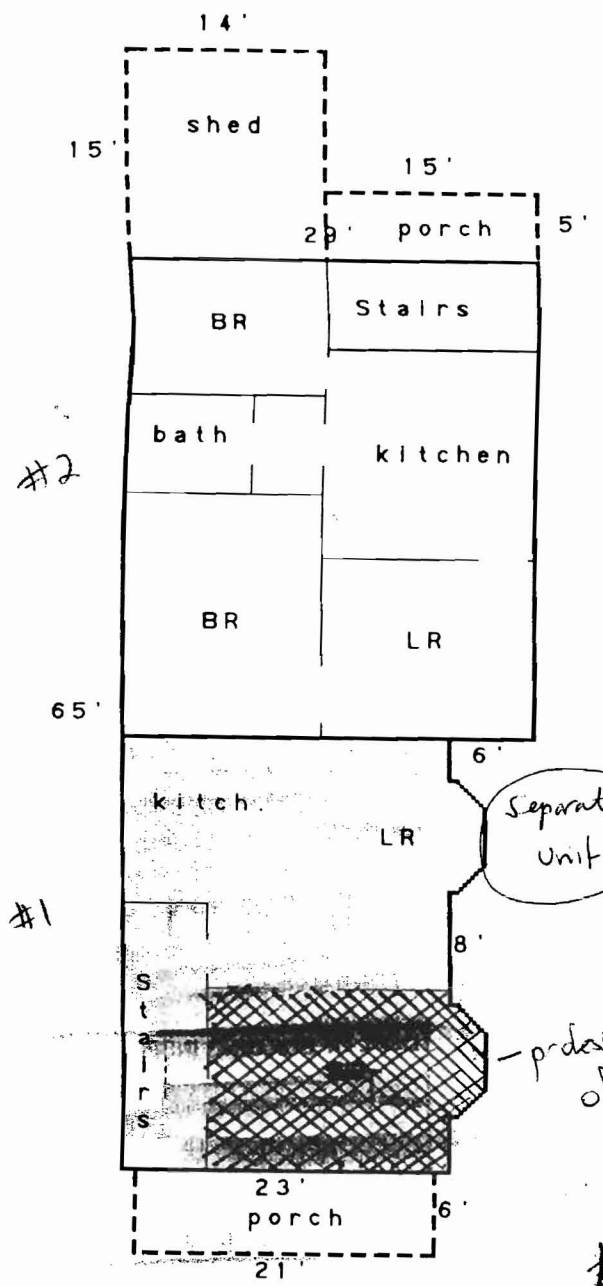
Date: *4/11/97*

[Signature]

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

[Signature]



Separate Unit

professional office

Second
Proposed office

Third
Owner's residence

April 1997
professional office

first



City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8703

Location of Construction: 87 St. Lawrence St -		Owner: Lisa B Silverman		Phone: 780-0738	
Owner Address: 87 St Lawrence St - Ptlid ME		Lessee/Buyer's Name: 04101		Phone: BusinessName:	
Contractor Name:		Address:		Phone:	
Past Use: 4-fam dwlg		Proposed Use: 4-fam (one unit 1-fam w home occpatn (dietary counselor - & 1 sign		COST OF WORK: \$ PERMIT FEE: \$ 25.40	
Proposed Project Description: change of use - 1fam unit w home occupation & one sign - 2'x1'		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: R2 Type: 5/3 Bo ca 96 <i>[Signature]</i> Signature: <i>[Signature]</i>	
Permit Taken By: L Chase		Date Applied For: 1/24/97		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit No: 97000

PERMIT ISSUED

Permit Issued: JAN 31 1997

CITY OF PORTLAND

Zone: R-2 CBL: _____

Zoning Approval: *[Signature]*
Special Zone or Review
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major Minor

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[Signature] (owner agent) 1/24/97 780-0738

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 1/27/97

[Signature]

CEO DISTRICT 1

LAND USE - ZONING REPORT

ADDRESS: 87 St Lawrence St DATE: 1/29/97

REASON FOR PERMIT: To Allow A home occupation

BUILDING OWNER: Lisa B. Silverman C-B-L

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#1 #9 #10

CONDITION(S) OF APPROVAL

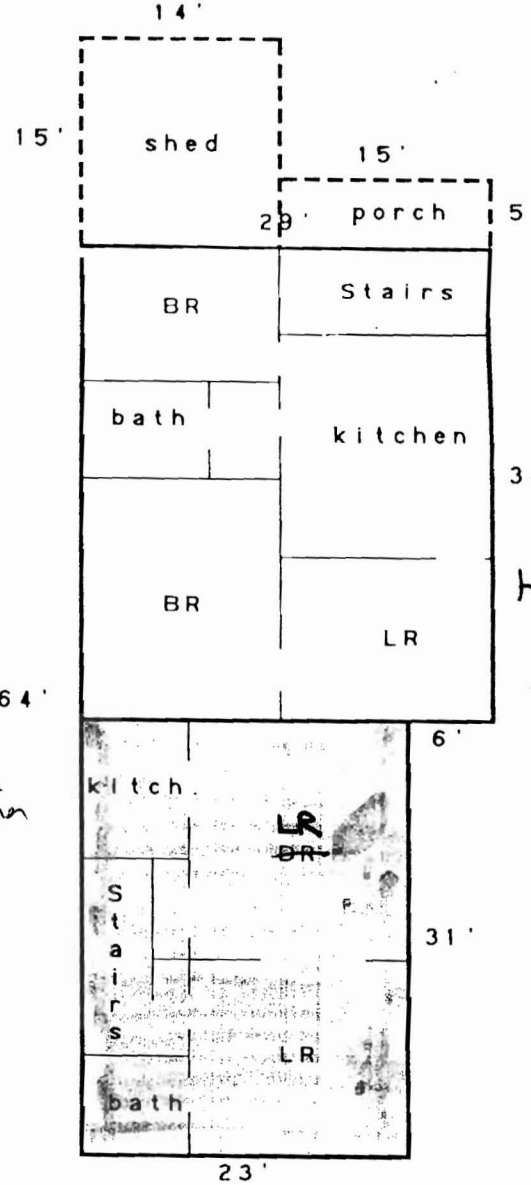
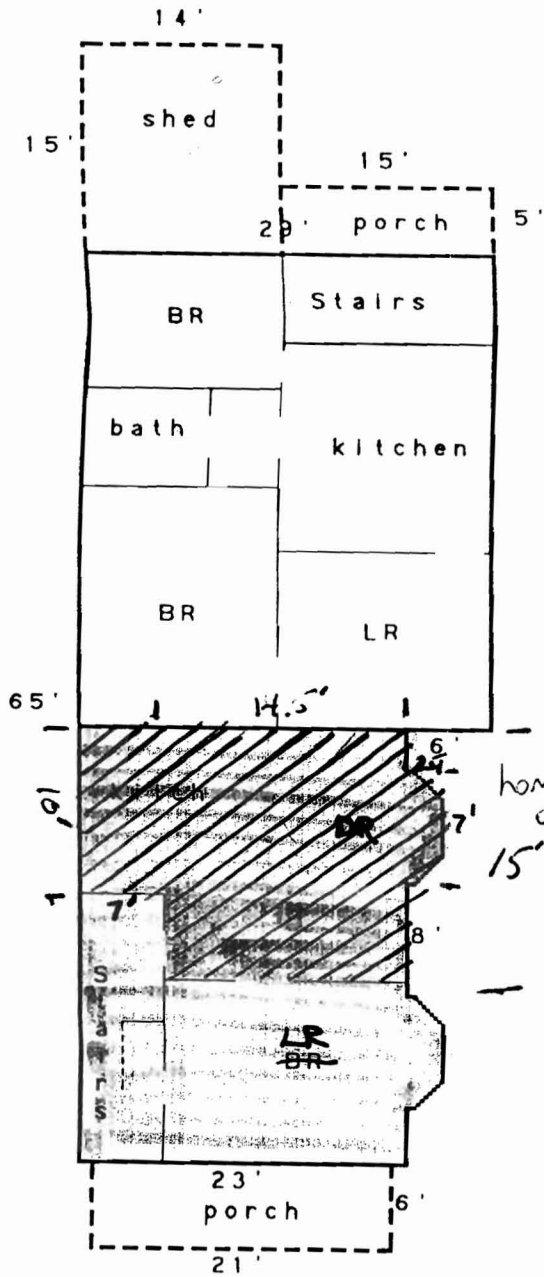
1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition Please Note That This is Not a "general" cooking school, and is tied into your submitted description
Any change in that aspect would necessitate a new review for compliance

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
 Asst. Chief of Code Enforcement

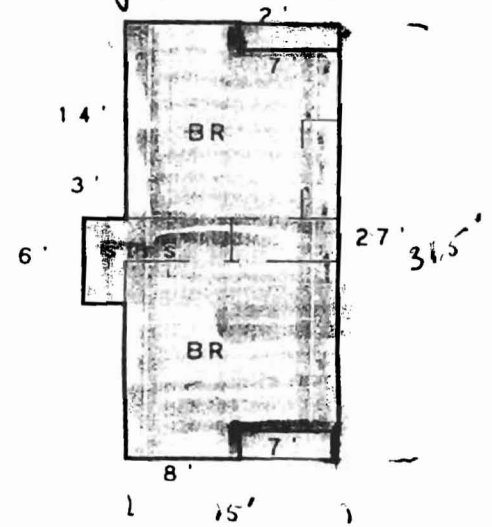
10. Please Note That A Single family dwelling contains only one allowable kitchen, your plans imply the existence of 2 kitchens. Your home occupation is to be part of your home and.

87 Saint Lawrence Street
R-6 Munjoy Hill



3rd fl 4805 sq'
2nd fl 713 sq'
1st fl 749 sq'
Total floor space 19425 sq'

Home occupation floor space 3055 sq'
% used by Home occupation. 15.7%



Jan. 1997
home occupation

Chris + Lisa's Residence
1942 sq'

Proposed Home occupation space
3055 sq' OR 15.7%

January 24, 1997

Office of the Code Enforcement Officer
City Hall
Portland, Maine 04101

Lisa Silverman
87 Saint Lawrence St.
Portland, Maine 04101

Dear Marge and Company,

This is a request to allow me to set up my Macrobiotic counseling and cooking instruction class at my residence at 87 Saint Lawrence Street (R-6 Munjoy Hill).

I believe that I comply with the requirements as a **Home Occupation**.

Macrobiotic practice is not just about cooking and diet. It is a commitment to a living style which promotes better health and is commonly sought by those who have both major and minor health concerns. My work is to counsel and help folks with that commitment.

This opportunity is a secondary use of what is our existing kitchen and dining room area of the first floor of our residence.


My intention is to see people individually and to offer to these clients macrobiotic cooking instruction one night a week in a 6 week series. Probably 4 series per year. The average group would be 4 people plus me as the instructor and my husband or unpaid participant as assistant. The class would usually meet from 6-8:30 PM. Classes are scheduled only when there is interest.

- This kitchen and dining room area is ^{15.7}% of our living space.
- There will be no outside storage of goods and no display of goods to the outside.
- All food materials used in instruction will be stored with our personal food supplies.
- We plan to have a single sided sign hang from a bracket attached to a porch column which will measure 1'x2'. It will not project more than one foot beyond the building.
- No alterations inside or outside shall be made to accommodate this effort.
- In the past, this floor space was used as a studio apartment, because we use it for our own residence there is at least one car less in the neighborhood. Chris (my husband) and I use one car between us which reduces traffic in the immediate neighborhood by one more car. We will not alter the traffic or parking in the neighborhood with this use.
- Nothing objectionable in the way of smell, heat or light shall leave the house.
- I shall be the only person to be paid by this home occupation.

I believe that the work that I do falls in the category Sec. 14-410, (2), v. as a *professional counselor and consulting services*.

Thanks for your consideration. Any further questions please contact Chris or I at 780-0738 at home, better at 828-0992 during the day (ask for Chris).

Sincerely,



Lisa Silverman

PERMIT **PORTLAND BUILDING PERMIT APPLICATION** DATE July 17 PERMIT ISSUED

I. GENERAL INFORMATION
 Location/address of construction: _____
 Owner name: Mark Hertz Tel: 772-9822
 Address: _____
 Address: _____
 Association name: Abdoo Barube Tel: 772-2400
 Address: 22 Merrill Road, Falmouth, ME 04101
 Is this a legally recorded lot? yes no

JUL 23 1987
 City Of Portland

II. DESCRIPTION OF WORK
Conversion of existing 4-unit building to 2-unit building
Four sheets of plans

III. BUILDING DIMENSIONS: length 64 width 25 square footage 1,600 height 30 stories 2

IV. ZONE: R-6 Street frontage _____ Zoning board approval: yes date _____
 Setbacks: front _____ back _____ side _____ side _____ Planning board approval: yes date _____

V. REVIEW REQUIRED: variance other _____ Number of off-street parking spaces: _____
 In the plan: subdivision shore food plan map _____ enclosed: indoor outdoor

VI. FEES: base fee 170 other fees _____
 Subdivision fee _____ late fee _____
 Site plan review fee _____ TOTAL: 170

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input checked="" type="checkbox"/> private	7. ELECTRICAL: _____ service entrance _____ smoke detector _____	8. CHIMNEY: _____ material _____ fireplace _____
2. SEWER: <input checked="" type="checkbox"/> public <input type="checkbox"/> private type _____	9. FRAMING: <input type="checkbox"/> foot joist _____ ceiling joist _____ studs _____ wall studs _____	11. BEDROOM WINDOWS: _____ height _____ wall height _____ egress window? <input type="checkbox"/> yes <input type="checkbox"/> no
3. HEAT: type _____ fuel _____	10. If 3-story building w/masonry: _____ wall thickness _____ height _____	
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: _____ SPRINKLER SYSTEM? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no		

VIII. OFFICE USE: TAX MAP _____ LOT _____ VALUE STRUCTURE _____ PERMIT EXPIRATION _____	IX. KEY OR PHASED SUBDIVISION REFERENCE: Name _____ Lot _____ Block _____
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X. CODE: _____ If other, explain _____
 XI. PROPOSED USE: _____
 XII. PAST USE: _____
 XIII. OWNERSHIP: PUBLIC PRIVATE

XIII. EST. CONSTRUCTION COST: _____ XIV. BUILDING TYPE: _____
 BUILDING

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY: NEW/ADDED UNITS WITH _____ EXISTING/POWERING UNITS WITH _____	XVI. RESIDENTIAL UNITS: NEW/ADDED UNITS _____ EXISTING/POWERING UNITS _____ TOTAL RESIDENTIAL UNITS _____
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APPROVALS BY: _____ DATE: _____
 BUILDING INSPECTION - PLAN EXAMINER _____
 ZONING _____
 G.E.O. _____
 FIRE DEPT. _____

MISCELLANEOUS:
 Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 121

FEB 20 1981

ZONING LOCATION PORTLAND, MAINE, Jan. 13, 1981

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 87 St. Lawrence Street Fire District #1 #2

1. Owner's name and address .. Daviolee & Marie Moran - 66 Munjoy South Telephone 774-0971

2. Lessee's name and address Telephone 041011

3. Contractor's name and address Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building 3 family No. families

Last use .. 2 family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Fee \$.. 15.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Change of use from 2 to 3 families with new apartment on 2nd floor as per plans. 1 sheet of plans, no alterations or structural changes.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?